

## COMMITTEE REPORT

**Committee:** West/Centre Area  
**Date:** 16 April 2009

**Ward:** Rural West York  
**Parish:** Askham Richard Parish  
Council

**Reference:** 08/01888/FUL  
**Application at:** First Farm Main Street Askham Richard York YO23 3PT  
**For:** Conversion and alterations to outbuilding including raising of roof to form residential extension to main dwelling (retrospective)  
**By:** Mr Richard Hnat  
**Application Type:** Full Application  
**Target Date:** 13 April 2009

### 1.0 PROPOSAL

1.1 The application seeks retrospective planning permission for the conversion and alterations to an outbuilding, including the raising of the ridge height and inserting openings to the side elevation and roof, to provide residential accommodation.

1.2 this application is the seventh in a series of application at the site:

04/01426/FUL - Conversion of outbuilding for form a separate cottage - This scheme originally included sash windows to the first floor south elevation overlooking Metcalfe Cottage. The scheme was to be recommended for refusal. The agent amended the scheme to include rooflights to the south elevation to remove the loss of amenity of neighbours. Approved

04/03288/FUL - Installation of three second floor windows to South elevation - This application reverted to the previous scheme inserting the windows to the South elevation - Refused on loss of privacy grounds

04/04217/FUL - Installation of three bedroom windows to the South elevation with the bottom 2/3 obscure glazed - Refused on loss of privacy grounds

06/00626/FUL - Conversion of existing outbuilding to form 1 dwelling. This scheme was submitted to incorporate two windows to the first floor south elevation, as opposed to the tree previously refused. The application was recommended to refusal at committee but following a site visit Members overturned the recommendation, considering that the level of overlooking would be acceptable. Furthermore, they proposed that three windows to the South elevation would be acceptable. Members gave Officers delegated powers to approve a resubmission - Approved

06/01771/FUL - Conversion of outbuilding to 1 dwelling - This application included the three windows to the first floor South elevation - Approved

07/02580/FUL - Conversion of outbuilding to form residential extension. This application sought permission to convert the outbuilding to additional accommodation in connection with the main farm house, as opposed to a separate dwelling. Permission was approved with the installation of two windows to the South elevation

## **2.0 POLICY CONTEXT**

### 2.1 Development Plan Allocation:

Air safeguarding : Air Field safeguarding 0175

Conservation Area : Askham Richard 0017

City Boundary : York City Boundary 0001

DC Area Teams : West Area 0004

### 2.2 Policies:

CYGP1  
Design

CYHE2  
Development in historic locations

CYHE3  
Conservation Areas

## **3.0 CONSULTATIONS**

### 3.1 Internal

Design Conservation and Sustainable Development - The increase in the roof height of a section of the rear outbuilding to First Farm has altered the architectural character and appearance of the building that is open to public view within Askham Richard Conservation Area. However, the partial increase in the roof height of the rear outbuilding to First Farm does not generally detract from the composition of existing buildings within the context of First Farm or the character and appearance of the conservation area. The alterations to the pattern of fenestration and door openings to the south elevation of the rear outbuilding do not appear to have a negative visual impact on the character and appearance of the conservation area.

### 3.2 External

Neighbours - Letters received from Metcalfe Cottage and The White House objecting on the following grounds:

- Normally outbuildings do not dominate the house
- More imposing than previously

- Conversion has not made the most of the original features
- New roofline is visible towering over the neighbouring property creating overshadowing

Askham Richard Parish Council - Object on the grounds that a previous application at this property was refused on the grounds of excessive height and the presence of a dormer window (No previous application sought to increase the ridge height or erect a dormer window)

Council for British Archaeology - The increase in height is not acceptable and creates an ancillary building which is not subservient to the main building. The stepped effect of the different ridge heights detracts from the vernacular of the building. Do not object to the conversion in principle.

## **4.0 APPRAISAL**

### **4.1 Key Issues**

- Impact upon Conservation Area
- Impact upon neighbouring residents

4.2 The relevant City of York Council Draft Deposit Local Plan Policies are GP1, HE2 and HE3. Policy GP1 'Design' of the City of York Local Plan Deposit Draft includes the expectation that development proposals will, inter alia; respect or enhance the local environment; be of a density, layout, scale, mass and design that is compatible with neighbouring buildings and spaces, ensure residents living nearby are not unduly affected by noise, disturbance overlooking, overshadowing or dominated by overbearing structures, use materials appropriate to the area; avoid the loss of open spaces or other features that contribute to the landscape; incorporate appropriate landscaping and retain, enhance or create urban spaces, public views, skyline, landmarks and other features that make a significant contribution to the character of the area.

Policy HE2 'Development in Historic Locations' states that within or adjoining conservation areas, and in locations which affect the setting of listed buildings, scheduled monuments or nationally important archaeological remains, development proposals must respect adjacent buildings, open spaces, landmarks and settings and have regard to local scale, proportion, detail and materials. Proposals will be required to maintain or enhance existing urban spaces, views, landmarks and other townscape elements, which contribute to the character and appearance of the area.

Policy HE3 states that within conservation areas, proposal for the following type of development will only be permitted where there is no adverse effect on the character and appearance of the area: demolition of a building (wether listed or not); external alterations; changes of use which are likely to generate environmental or traffic problems.

4.3 The scheme seeks permission for the conversion and alterations to the outbuildings, including raising of the roof height, to form a residential extension. Planning permission has previously been granted for the conversion of this

outbuilding and the works undertaken. On completion of the works it was noted that the ridge height, of the rear section, had been raised by 0.5m and alterations made to the approved window openings. As such the principle of the conversion will not be discussed as this had already been agreed.

4.4 The original ridge height of the outbuilding connected to the farmhouse has been retained in part for a 5.0 metre section. The ridge level then rises by 0.5 metres for the next 10.5 metre section of the roof of the outbuilding. The ridge level then lowers by 1.0 metre to the single storey section of the outbuilding attached to the east. Due to the retained 5.0 metre section of the original ridge height, immediately behind the farmhouse, the increase in the roof height of the remainder of the outbuilding is not immediately visible when viewed directly from the west. The increase in the ridge height of the outbuilding becomes apparent when viewed from the north west and the south west. It is possible to gain glimpses of the increase in the ridge level of the outbuilding from the public highway to the south west. It is considered that the increase in the level of the ridge appears to form part of the composition of different roof planes and does not appear to detract from the character and appearance of the conservation area from this viewpoint.

4.5 The partial increase in the ridge level of the rear outbuilding is clearly visible when viewed from the north west from the village green and the public highway. The neighbouring property of Whitehouse is situated to the north of First Farm and its double garage is situated adjacent to the outbuildings in question. The prominence of the increase in roof height of the outbuilding is reduced within this context, as it appears to form part of this group of buildings when viewed from the north west. Although the silhouette of the roof of the outbuilding to First Farm has changed, the variation in the ridge line of the rear outbuilding does not appear to detract from the general composition of buildings when viewed from the north west. Furthermore, it is considered that due to distance between the raised ridge height and neighbouring dwellings there would not be any unacceptable levels of overshadowing.

4.6 Three rooflights have been introduced to the south elevation of the roof plane of the outbuildings. These are visible from Main Street but do not appear to have a negative visual impact on the character of the conservation area or allow any views into the neighbours garden. Two windows have been inserted to the first floor elevation of the outbuildings, which accords with the approval granted. An additional window has been inserted to the ground floor but it is considered that this does not detract from the character of the building or the conservation area and does not result in an additional loss of privacy to neighbours.

## **5.0 CONCLUSION**

5.1 Whilst the principle of the conversion had previously been established the raising of the roof height had not. However, it is considered that the variation in the ridge heights within the outbuildings adds character to the property and does not create a negative impact upon the character of the conservation area. In addition the rise would not lead to any unacceptable loss of light or any overdominance of the neighbouring residents. The alterations to the openings are minor and incorporate elements of previously approved schemes which are considered acceptable. As such Officers recommend approval.

## COMMITTEE TO VISIT

### 6.0 RECOMMENDATION: Approve

1 The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details:-

Proposed Plans and Elevations Rev A received April 2nd 2009

or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

2 Details of the cycle parking areas, including means of enclosure, shall be submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied until the cycle parking areas and means of enclosure have been provided within the site in accordance with such approved details, and these areas shall not be used for any purpose other than the parking of cycles.

Reason: To promote use of cycles thereby reducing congestion on the adjacent roads and in the interests of the amenity of neighbours.

3 A desk study identifying any previous or present potentially contaminative land uses at the site, as well as the geological and hydro-geological setting and other environmental and pollution aspects, shall be submitted to and approved by the Local Planning Authority.

Reason: For the protection of human health and the wider environment.

4 Prior to the development coming into use, details of Bat boxes/access holes, including their location shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests on wildlife conservation.

5 The cobbled wall to the northern boundary shall be retained unless otherwise agreed in writing with the Local Planning Authority

Reason: In the interests of conservation

6 Details showing the location, height and appearance of all new boundary treatments shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order), no doors, windows or other opening additional to those shown on the approved plans shall at any time be inserted into the northern elevations (including the roof) of First Farm.

Reason: In the interests of the amenities of occupants of adjacent residential properties.

8 All windows within the northern facing elevation of First Farm, shall be obscurely glazed and thereafter retained as such unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of neighbouring amenity.

9 All rooflights shall be of a conservation type and retained as such unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity.

## **7.0 INFORMATIVES: Notes to Applicant**

### **1. REASON FOR APPROVAL**

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to neighbours residential amenity or the character of the conservation area. As such the proposal complies with Policies GP1, HE2 and HE3 of the City of York Development Control Local Plan.

#### **Contact details:**

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